

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
February 1, 2007
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Sramek, Stuhlbarg, Winn

PLEDGE OF ALLEGIANCE

MINUTES

December 21, 2006

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

- 1A. [Case No. 0610-12](#)**
Administrative Use Permit, Local Coastal Development Permit
CE 06-231
- (Steven Valdez,
Project Planner)
- RECOMMENDATION:
- Natalie Kotsch**
1826-1932 E. 1st Street (Council District 2)
- Request for approval of an Administrative Use Permit and Local Coastal Development Permit to legalize four (4) dwelling units creating a total of eight (8) dwelling units at the project site.
- Planning Commission approve the legalization of four dwelling units creating a total of eight (8) dwelling units. **Cond. approved**
- 1B. [Case No. 0604-03](#)**
Tentative Parcel Map, Standards Variance
CE 06-62
- (Jaime Ustin,
Project Planner)
- RECOMMENDATION:
- Kirk and Gina Dominguez**
431 & 433 Bonito Avenue (Council District 2)
- Request for approval of a Tentative Parcel Map and Standards Variance to permit the construction of three (3) condominium units with 0 square feet common open space (instead of the required 375 square feet).
- Planning Commission approve Tentative Parcel Map No. 68667, subject to conditions. **Conditionally approved**
- 1C. [Case No. 0606-17](#)**
Local Coastal Development Permit, Tentative Tract Map
CE 06-126
- (Lynette Ferenczy,
Project Planner)
- RECOMMENDATION:
- Amit Weinberg**
3025-3031 E. Ocean Boulevard (Council District 3)
- Request for approval of a Local Coastal Development Permit and Tentative Tract Map No. 66009 for the conversion of four (4) apartment units into condominiums.
- Planning Commission approve Local Coastal Development Permit and Tentative Tract Map No. 66009, subject to conditions. **Conditionally approved**

1D. [Case No. 0610-05](#)
Condominium Conversion
CE 06-228

(Steven Valdez,
Project Planner)

RECOMMENDATION:

Alicia Thomas, Thienes Engineering
500 Ximeno Avenue (Council District 3)

Request for approval of Tentative Tract Map No. 67392 for the conversion of seventy-four (74) apartment units into sixty-eight (68) condominiums.

Planning Commission approve Tentative Tract Map No. 67392, subject to conditions. **Conditionally approved**

1E. [Case No. 0611-14](#)
Condominium Conversion
CE 06-262

(Steven Valdez,
Project Planner)

RECOMMENDATION:

Rey Berona
925 Olive Avenue (Council District 1)

Request for approval of Tentative Tract Map No. 67617 for the conversion of eleven (11) apartment units into condominiums.

Planning Commission approve Tentative Tract Map No. 67617, subject to conditions. **Conditionally approved**

1F. [Case No. 0611-18](#)
Conditional Use Permit
CE 06-267

(Jaime Ustin,
Project Planner)

RECOMMENDATION:

Albert Estorga
3250 Airport Way(Council District 5)

Request for approval of a Conditional Use Permit to allow an electronic message center sign with a waiver for a height of 44' (instead of the maximum height of 40').

Planning Commission continue to a date uncertain. **Continued**

1G. [Case No. 0609-39](#)
Conditional Use Permit
CE 06-226

(Lemuel Hawkins,
Project Planner)

RECOMMENDATION:

Royal Street Communication (Metro PCS)
c/o Pacific Communication Group – Leslie Paramo
194 E. Artesia Boulevard (Council District 9)

Request for approval of a Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 60 foot high monopole antenna structure (designed as a pine tree) with accessory equipment.

Planning Commission continue to February 15, 2007. **Continued**

CONTINUED ITEMS

2. [Case No. 9805-11](#)

Modification
ND 07-05

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Chart Industries

c/o Tom Smith

2531 E. 67th Street (Council District 9)

Request to modify an existing Conditional Use Permit to install a new 20,000 gallon Liquified Natural Gas (LNG) tank at an existing refuse truck refueling facility.

Planning Commission certify Negative Declaration ND 07-05 and approve the modification, subject to revised conditions of approval. **Approved, subject to revised conditions of approval**

3. [Case No. 0510-04](#)

Site Plan Review, Standards
Variance
ND (certified)

(Scott Mangum,
Project Planner)

RECOMMENDATION:

Portside Partners, LLC

600 Queensway Drive (Council District 2)

Request for Site Plan Review and Standards Variances for:
1) building height of approximately 117' (instead of not greater than 100'); 2) provision of less than code required parking; 3) provision of off-site required parking without a deed restriction; 4) curb-cut width of 26' (instead of not wider than 24') to construct a new 11-story, 128,070 SF, Residence Inn Hotel with 178 rooms.

Planning Commission review and consider information in the Mitigated Negative Declaration and approve the Site Plan Review and Standards Variances, subject to conditions.

Conditionally approved

REGULAR AGENDA

4. Presentation Item

(Angela Reynolds,
Community & Environmental
Planning Officer)

Status of Phase Two Long Beach 2030 (formerly General Plan Update) **Report provided**

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| <p>5. <u>Addendum No. 1 to ND 20-05</u></p> <p>(Jill Griffiths,
Project Planner)</p> <p>RECOMMENDATION:</p> | <p>Long Beach Water Department
 2260 E. Ocean Boulevard (Council Districts 2 and 3)</p> <p>Request for Addendum No. 1 to Negative Declaration 20-05, which was previously certified for an Under Ocean Floor Seawater Intake and Discharge Demonstration Project.</p> <p>Planning Commission review and consider information in the prepared Addendum No. 1 and approve Addendum No. 1 to Negative Declaration 20-05. Approved</p> |
| <p>6. <u>Case No. 0606-23</u>
 Conditional Use Permit
 CE 06-132</p> <p>(Lemuel Hawkins,
Project Planner)</p> <p>RECOMMENDATION:</p> | <p>Gasoline Retail Facilities Consulting
 Andrew Paszterko, Representative
 5400 Atlantic Avenue (Council District 8)</p> <p>Request for approval of a Conditional Use Permit to construct a detached automated car wash at an existing gas station with mini mart.</p> <p>Planning Commission deny the Conditional Use Permit request. Denied</p> |
| <p>7. <u>Case No. 0701-05</u>
 Amendment to Zoning Ordinance</p> <p>(Ira Brown,
Project Planner)</p> <p>RECOMMENDATION:</p> | <p>City of Long Beach
 Citywide</p> <p>Proposed Amendment to the Zoning Ordinance regarding the permitting requirements for new churches.</p> <p>Planning Commission recommend the City Council adopt the amendment to the Zoning Ordinance. Same as recommendation</p> |

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

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| <p>a. City Council Actions</p> <p>b. Consideration of Planning Commission evening schedule</p> <p>c. Preview of February 15, 2007 agenda</p> | <p>2nd & PCH
 1058 E. Broadway
 604 Pine Avenue</p> <p>Seaport marina Project (175,000 sf retail, 425 units)
 Pet Partners Appeal
 Press-Telegram Project (38,000 sf commercial space, 542 units)</p> |
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MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.

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